Karen Johnson Davidson County
Batch# 928009 DEEDWARR
10/11/2022 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,182.89
20221011-0111437

Warranty Deed

KRISTIAN BOOTH NOTARY PUBLIC TENNESSEE My Comm Exp. September 02, 2024 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, ~~whichever is~~ greater, for this transfer is ~~$319,700.00~~. Affiant Subscribed and sworn to before me, this the 7th day of October, 2022. Kristian Booth Notary Public My commission expires: 9-2-24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Allan S. Night, Trustee of Allan S. Night Trust	New Owner(s)	072-11-1Q-001.00-CO
2632 West Beverly Boulevard		
Montebello, CA 90640		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NATALIE ESKERT, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLAN S. NIGHT, TRUSTEE OF THE ALLAN S. NIGHT TRUST, DATED JULY 30, 2019**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 1505 on the Declaration of Covenants, Conditions and Restrictions for The Cottages at 1505 and 1507 Andy Street, a Horizontal Property Regime with Private Elements (a Planned Unit Development), recorded in Instrument No. 20190410-0032621 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Natalie Eskert, unmarried by Warranty deed from The Twin Team, LLC of record in Instrument No. 20190429-0039307 Register's Office for Davidson County, Tennessee, dated April 25, 2019 and recorded on April 29, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1505 Andy Street, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of October, 2022.

Natalie Eskert

STATE OF Florida
COUNTY OF Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Natalie Eskert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~he~~/she executed the foregoing instrument for the purposes therein contained, by means of physical presence and provided their license as identification.

Witness my hand and seal this 7th day of October, 2022.

Notary Public Paulette P Grant

My Commission Expires: 08/21/2024

PAULETTE P GRANT NOTARY PUBLIC STATE OF FLORIDA My Comm. Expires 08/21/2024 No. GG 987200

Tennessee Certification of Electronic Document

I, Steven T. Morris do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 11, 2022 (date of document).

Affiant Signature

October 11, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th day of October, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023